

1 BILL NO. R-85-12-

29

2 DECLARATORY RESOLUTION NO. R-164-85

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 November 20, 1985, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 110 by 145 ft. Lots 1 & 2 and
12 south 30 ft. lot 3 Wilding first
addition;

13 said property more commonly known as 2229 S. Anthony Blvd., Fort
14 Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

1 Page Two

2 commendation from said department concerning the
3 advisability of designating the above designated
4 area an "Economic Revitalization Area";

5 (c) Common Council shall publish notice in accordance
6 with I.C. 5-3-1 of the adoption and substance of
7 this Resolution and setting this designation as an
8 "Economic Revitalization Area" for public hearing;

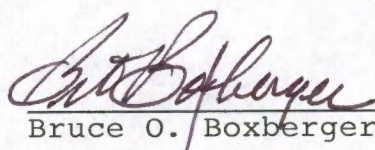
9 (d) If this Resolution involves an area that has al-
10 ready been designated an allocation area under
11 I.C. 36-7-14-39, then the Resolution shall be re-
12 ferred to the Fort Wayne Redevelopment Commission
13 and said designation as an "Economic Revitalization
14 Area" shall not be finally approved unless said
15 Commission adopts a resolution approving the peti-
16 tion.

17 SECTION 3. That this Resolution shall be subject to
18 being confirmed, modified and confirmed or rescinded after public
19 hearing and receipt by Common Council of the above described re-
20 commendations and resolution, if applicable.

21 SECTION 4. That this Resolution shall be in full force
22 and effect from and after its passage and any and all necessary
23 approval by the Mayor.

24 
25 _____
26 Councilmember

27 APPROVED AS TO FORM
28 AND LEGALITY

29 
30 _____
31 Bruce O. Boxberger, City Attorney
32

Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ .M., E.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by 6 is pass, seconded by Sepp, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 12-23-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (~~ANNEXATION~~) (~~APPROPRIATION~~) (~~GENERAL~~)

(~~SPECIAL~~) (~~ZONING MAP~~) ORDINANCE (RESOLUTION) NO. 9-164-85
on the 23rd day of December, 1985,

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 26th day of December, 1985, at the hour of 3:00 o'clock P.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of December, 1985, at the hour of 3:00 o'clock P.M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-

RECEIVED
DEC 02 1985
ECONOMIC
DEVELOPMENT

This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

- RICHARD WOLFE, JR. ROBERT WOLFE
1. Applicant THOMAS WOLFE
 2. Owner(s) GFELL & WOLFE INC.
 3. Address of Owner(s) 2229 S. ANTHONY, BLVD.
FT. WAYNE, IN. 46803
 4. Telephone Number of Owner(s): () (219) 744-6371
 5. Relationship of Applicant to Owner(s) if any Richard Wolfe Jr.
 6. Address of Applicant 5520 N. Brookwood Ft. Wayne IN 46805
Robert Wolfe
9720 Auburn Rd. Ft. Wayne IN 46825
Thomas Wolfe
2232 Hathaway Rd. Ft. Wayne, IN 46825
 7. Telephone number of Applicant: (219) 485-6940
489-4629
637-6759
 8. Address of Property Seeking Designation 2229 S. ANTHONY, BLVD.
 9. Legal Description of Property Proposed for Designation
(may be attached) 110 by 145 ft.
Lots 1 & 2 and south 30 ft. lot 3 Wilding
first addition.
 10. Township Wayne
 11. Taxing District Ft. Wayne Wayne

12. Current Zoning B3B
13. Variance Granted (if any) No
14. Current Use of Property
- a. How is property presently used? Service station and radiator repair
- b. What Structure(s) (if any) are on the property? Three Bay service station
- b. What is the condition of this structure/these structures Good
15. Current Assessed Value of Real Estate
- a. Land \$6100
- b. Improvements \$4500
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$860.42
17. Description of Proposed Improvements to the Real Estate
- Will reface front of existing building with metal siding, replace bay doors and add second story plus a new addition of 2000 Square feet to east side of building that will accomodate trucks or 4 to 5 cars.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- As soon as paper work is completed
- b. When is completion expected? 4-6 months
19. Cost of Project (not including land costs) approx. \$55,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at or in connection with the project after it is completed? _____

8 to 10

b. What is the nature of those jobs? _____

Sales and mechanics

c. Anticipated time frame for reaching employment level stated above?

2-3 yrs.

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"?

This property is located in the enterprise zone which has been designated as an area that needs improvement.

The area has a reputation for vandalism and theft which discourages some people from trading here.

We have been in this neighborhood 27 years and have learned to deal with the problems.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? _____

This business will remain at this location, expand and add at least four more jobs, keeping ten people employed.

Remodeling the existing building and a new addition will improve the appearance of the corner.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

NONE

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

Yes _____

No X

26. Financing on Project

What is the status of financing connected with this project? _____

Bank loan and if approved aNSEDG loan

I hereby certify that the information and representation on this Application are true and complete.

Richard Wolfe Jr.
Signature (s) of Owners

11-20-85
Date

Thomas J. Wolfe

11-20-85

Robert L. Wolfe

Richard M. Wolfe

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Approved or Denied?

Date:

Allocation Area:

RECEIPT

FUND — ECONOMIC DEVELOPMENT

No 162

FORT WAYNE, IND. DECEMBER 3 19 85

RECEIVED FROM GFEEL & WOLFE INC. \$ 50⁰⁰
THE SUM OF Fifty and ⁰⁰/₁₀₀ DOLLARS
ON ACCOUNT OF TAX ABATEMENT APPLICATION
FEE


AUTHORIZED SIGNATURE

7/92

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution Q-85-12-39

DEPARTMENT REQUESTING ORDINANCE Economic Development

SYNOPSIS OF ORDINANCE A DECLARATORY RESOLUTION designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1. (Gfell & Wolfe, Inc. -
2229 S. Anthony Blvd.)

EFFECT OF PASSAGE The business that is presently at this location will
remodel the existing building and add a new addition which will improve
the appearance of the corner.

EFFECT OF NON-PASSAGE Opposite of the above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$55,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-85-12-39

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an
"Economic Revitalization Area" under I.C. 6-1.1-12.1

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (~~ORDINANCE~~)
(RESOLUTION) DO PASS DO NOT PASS WITHDRAWN

YES

NO

B. A. E.

BEN A. EISBART
CHAIRMAN

Janet G. Bradbury

JANET G. BRADBURY
VICE CHAIRWOMAN

Samuel J. Talarico

SAMUEL J. TALARICO

Thomas C. Henry

THOMAS C. HENRY

James S. Stier

JAMES S. STIER

CONCURRED IN 12-23-85

SANDRA E. KENNEDY
CITY CLERK